

121/85 M.B. 121/85

SIGNATURE OMISSION : UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED. EXCEPT ONE-HALF OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS 500 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE PROPERTY AS RESERVED BY SOUTHERN FINANCE SERVICE BY DEEDS RECORDED OCTOBER 30, 1961 AS INSTRUMENT NO. 93089 AND MAY 29, 1962 AS INSTRUMENT NO. 50025, RIVERSIDE COUNTY RECORDS. ALSO EXCEPT ONE-HALF OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS 500.00 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE PROPERTY AS RESERVED BY CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, BY DEED RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 45117, RIVERSIDE COUNTY RECORDS.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE TRACT NO. 17200

LOTS 5 OF TRACT NO 3008, PER MAP RECORDED IN M.B. 53 PAGES 95 AND 96 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

"FOR CONDOMINIUM PURPOSES" JANUARY, 1981 SCALE: 1"=30' KENAN GIRISGEN RCE 21743 DATE: 1-14-1981 SANTA ANA, CA.

OWNERSHIP :

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE, AND FURTHER, WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET R.U.E."

PATSCHECK DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION BY: Raymond R. Patcheck, President BY: [Signature], Secretary

EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED OCT. 10, 1980 AS INSTRUMENT NO. 187736, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BY: James R. Craft, Vice President BY: [Signature], Secretary

NOTARY ACKNOWLEDGEMENT. STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S. PAMELA ANNE CRISMON ON July 14, 1981, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RAYMOND R. PATSCHECK KNOWN TO ME TO BE THE PRESIDENT, AND RAYMOND R. PATSCHECK KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS. WITNESS MY HAND AND OFFICIAL SEAL. My Commission Expires December 15, 1981

SOILS REPORT : A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 29th DAY OF AUGUST, 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY PIONEER CONSULTANTS, REDLANDS, CALIFORNIA.

CITY ENGINEER'S CERTIFICATE :

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 17200, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DEC. 4, 1980, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: August 10, 1981 ROBERT C. WALES RCE 18793 DIRECTOR OF PUBLIC WORKS BY: Robert C. Wales

TAX COLLECTOR :

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$13800.00.

DATED: 8-10, 1981 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR BY: Larry Kerulau

CITY TREASURER :

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: August 10, 1981 H.E. BREWER CITY TREASURER BY: H.E. Brewer

NOTARY ACKNOWLEDGEMENT.

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S. PAMELA ANNE CRISMON ON July 14, 1981, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES R. CRAFT KNOWN TO ME TO BE THE PRESIDENT, AND JAMES R. CRAFT KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS. WITNESS MY HAND OFFICIAL SEAL.

My Commission Expires December 15, 1981 PAMELA ANNE CRISMON NOTARY PUBLIC IN CALIFORNIA OFFICIAL SEAL

RECORDER'S CERTIFICATE :

FILED THIS 27 DAY OF AUG, 1981, AT 12:00 PM IN BOOK 121 OF TRACT MAPS, AT PAGE 85 + 86 AT THE REQUEST OF THE CITY CLERK. NO: 163245 FEE: \$8.00 DONALD D. SULLIVAN, COUNTY RECORDER BY: [Signature], DEPUTY SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY.

ENGINEER'S CERTIFICATE :

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEB. 11 OF 1981; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: [Blank], 1981 BY: Kenan Girisgen REGISTERED CIVIL ENGINEER KENAN GIRISGEN RCE 21743

UTILITIES CERTIFICATE :

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Aug. 10, 1981 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY: [Signature] for E.C. Ross

TAX BOND CERTIFICATE :

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$13,800.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 8-25, 1981 DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS BY: Nancy Daniels DEPUTY

CITY CLERK'S CERTIFICATE :

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 17200 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS AND THE CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 18th DAY OF August, 1981. ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE. BY: Alice A. Hare

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